



Planning and Development Services  
10 N Bemiston  
Clayton, Missouri 63105

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## HOUSING TASK FORCE

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### MINUTES HOUSING TASK FORCE JANUARY 30, 2008

#### ROLL CALL:

Nicki Herrington, Chair  
Michelle Harris, Aldermanic Representative  
Andrea Maddox Dallas, Aldermanic Representative  
Joanne Boulton  
Jack Hambene  
Morris Sterneck

#### Absent:

Alex Berger, III, Aldermanic Representative  
Joan Gallagher  
David Hoffman  
Mary Huebner

#### City Staff:

Catherine Powers, Director of Planning & Development Services  
Jackie Williams, Recording Secretary

#### Guests:

None Present

The minutes of the November 28, 2007 meeting were presented for approval. The minutes were accepted as submitted.

Joanne Boulton opened discussion regarding the Residential Historic Preservation Ordinance and provided information from Jo Ann Radetic and Carolyn Toft.

Discussion then moved to the National Register Historic Districts map and how the areas are designated. The committee carefully reviewed the map and decided to designate 12 separate

areas. The revised map is to be referred to in Sec. 3 of the Residential Historic Preservation Ordinance.

Catherine Powers indicated that she would have the City Attorney review the map and Ordinance before it is presented to the Architectural Review Board and the Board of Aldermen.

Chairman Nicki Herrington asked if there were any other questions, comments or remarks regarding the Residential Historic Preservation Ordinance before it is put to vote.

Sections of the Ordinance were discussed by the committee and further clarified.

Chairman Nicki Herrington asked for a motion to approve the Residential Historic Preservations Ordinance. Joanne Boulton made the motion, Andreas Maddox Dallas 2<sup>nd</sup> and Michelle Harris 3<sup>rd</sup>. The Motion is approved for the Residential Historic Preservations Ordinance to be presented to the Architectural Review Board.

Joanne Boulton asked to revisit discussion regarding institutionally owned residential properties, which are non-contributing or have commercial uses.

The committee discussed different contributing and non-contributing properties owned by Washington University and how the voting process would be affected.

The committee also discussed the duties of the consultant in the review process and the role of the Architectural Review Board.

Suggestions were made that the verbiage of the Ordinance be changed to reflect discussion items. Catherine Powers reiterated why changes should not be made to certain sections and agreed to review the current Ordinance and make the suggested corrections.

The committee rescinded the motion to approve the Residential Historic Preservation Ordinance. The Ordinance will be updated with the suggested changes and clarifications, reviewed by the City Attorney, and will be presented for review at the next meeting.

Chairman Nicki Herrington moved the discussion to the 2006 International Property Maintenance Code.

Catherine Powers indicated that there is not a lot of change to the code from the previous two releases. The inspectors were asked to review the code and make suggestions to add to the local amendments. She stated that they were very minor changes.

Catherine then reviewed the details of the suggestions made by the inspectors.

Discussion ensued regarding inspection procedures, penalties for non compliance of notices, court procedures, fees and fines.

Chairman, Nicki Herrington asked Catherine Powers if she was just looking for an approval from the Housing Task Force so that the new codes could be presented to the Board of Aldermen for adoption.

Catherine indicated "yes" but that she was aware of issues that Andrea Maddox-Dallas may want to discuss.

Andrea Maddox-Dallas then addressed the issues that have been brought to her from condominium owners regarding property maintenance inspections and why they are not treated like single family homes.

Catherine Powers responded that unlike single-family homes, condominiums have common areas that need to be addressed.

Discussion ensued regarding aesthetic and life safety issues in condominium properties.

Chairman Nicki Herrington asked for a motion to approve the 2006 International Property Maintenance Code with the amendments. All were in favor. The Motion is approved for the 2006 International Property Maintenance Code with amendments to be presented to the Board of Aldermen.

Discussion then moved to the Draft Housing Task Force Report.

Joanne Boulton added comments about St. Michael St. Georges property in relation to the Residential Historic Preservation Ordinance. Nicki Herrington added that the City Attorney is going to review the Ordinance and supporting documentation and Catherine Powers will report back to the committee.

Being no further comment, the next meeting of the Housing Task Force has been scheduled for Tuesday, February 19, 2008 at 7:00 pm.

The meeting adjourned at approximately 8:35 p.m.

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Recording Secretary